

RESOLUTION NO. C-

1
2
3 A RESOLUTION OF THE CITY COUNCIL OF THE
4 CITY OF LONG BEACH RE-CERTIFYING THAT THE FINAL
5 SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR
6 THE PROPOSED SIERRA HOTEL PROJECT LOCATED AT
7 285 BAY STREET, LONG BEACH, CALIFORNIA
8 (SCH2004111127, EIR No. 14-04) HAS BEEN COMPLETED
9 IN ACCORDANCE WITH THE PROVISIONS OF THE
10 CALIFORNIA ENVIRONMENTAL QUALITY ACT AND STATE
11 AND LOCAL GUIDELINES, MAKING CERTAIN FINDINGS
12 AND DETERMINATIONS RELATIVE THERETO; AND
13 ADOPTING A MITIGATION MONITORING AND REPORTING
14 PROGRAM

15
16 The City Council of the City of Long Beach does hereby find, determine
17 and resolve:

18 Section 1. Christopher Gebert on behalf of LodgeWorks ("Applicant") has
19 submitted a development application for the construction of a Sierra Suites Hotel
20 ("Hotel") consisting of the construction of a 91,304 square foot, seven-story hotel
21 structure with 140 rooms (both traditional one-room lodging spaces and enlarged
22 "boutique" suites), meeting facilities, public areas, and a roof-top swimming pool and
23 fitness center to be located at 285 Bay Street in the City of Long Beach (City) on a site
24 approximately 0.35 acres in size. The project location is approximately one-half block
25 south of Ocean Boulevard, one-half mile east of the Los Angeles River, and four miles
26 south of the Long Beach Airport. The project is considered to be part of a larger
27 commercial project presently known as the Pike at Rainbow Harbor ("Pike"). A previous
28 EIR was prepared for the original Queensway Bay project (later, the Pike at Rainbow

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1 Harbor) (EIR No. 13-94, State Clearinghouse Number 94081033) and certified by the
2 Long Beach Planning Commission on December 19, 1994. A Mitigated Negative
3 Declaration (MND 5-98) was prepared for a scaled down revision of the Queensway
4 Bay project and was certified by the Long Beach Planning Commission on April 2,
5 1998. The 1994 EIR was incorporated by reference into the EIR presently before the
6 City Council and has served, in part, as a basis for the certification of the current Draft
7 Supplemental Environmental Impact Report (DEIR).

8 In accordance with CEQA Guidelines, Section 15124, a statement of the
9 project objectives and goals was provided on page 3.0-1 of the 1994 EIR (EIR 13-94).
10 Said objectives are contained on Page 3.0-8 of the DEIR and are incorporated herein
11 by this reference as though set forth in full, word for word. The Hotel project represents
12 a small component of the overall Pike at Rainbow Harbor development, and although
13 275 hotel rooms were once proposed as part of a scaled down project at the site, no
14 hotel land uses have been established in the Pike project area to date. Said land use is
15 consistent with the intended types of uses for the Pike development and reflect the
16 project objectives as set forth in the 1994 EIR and in the current DEIR, therefore, no
17 changes or additions to the Pike project goals or objectives are proposed as part of the
18 Hotel project.

19 The location of the development site is more particularly shown on figures
20 2-1 and 2-2 of the DEIR which was prepared in connection with the proposed Hotel
21 development project.

22 Sec. 2. On November 17, 2004, the City caused to be prepared an Initial
23 Environmental Study for the project pursuant to Section 15063 of the State Guidelines
24 for implementation of the California Environmental Quality Act ("CEQA"). The Initial
25 Study concluded that there was substantial evidence that the project may have a
26 significant effect on the environment and in accordance with state CEQA Guidelines,
27 sections 15064 and 15081 a decision was made to prepare a supplemental
28 environmental impact report ("EIR"). On November 17, 2004, the Planning Commission

1 of the City of Long Beach, as lead agency, issued a Notice of Preparation which was
2 sent to the State Clearinghouse in the Office of Planning and Research for the State of
3 California and to other interested regional and responsible trustee and/or interested
4 agencies and persons. Responses to the Notice of Preparation received during the 30
5 day comment period ending on December 18, 2004 were evaluated and considered in
6 the development of the DEIR.

7 Sec. 3. On November 30, 2004, a duly noticed public scoping meeting
8 was held in regard to the proposed project. The meeting provided an introduction to the
9 project and to the CEQA process, and provided an opportunity to the public and
10 interested agencies and parties to comment on the project and the issues to be
11 analyzed in the EIR.

12 Sec. 4. The DEIR was prepared at the direction of the staff of the
13 Community and Environmental Planning Division, Department of Planning and Building,
14 of the City of Long Beach.

15 Sec. 5. On April 12, 2005, the DEIR was completed. Pursuant to State
16 CEQA Guidelines, Section 15085, the City prepared a Notice of Completion of the
17 DEIR which was filed by mail with the State Office of Planning and Research on
18 April 12, 2005. The DEIR was circulated to interested persons and agencies between
19 April 12, 2005 and May 27, 2005, for a 45 day comment period pursuant to State CEQA
20 Guidelines, Sections 15087 and 15105.

21 Sec. 6. The EIR is comprised of the DEIR and the Final Environmental
22 Impact Report ("FEIR") dated October 20, 2005, including any documents incorporated
23 therein by reference, the exhibits or appendixes thereto, the list of persons,
24 organizations and public agencies which commented on the DEIR and FEIR, the
25 comments which were received by the Planning Commission regarding the DEIR and
26 FEIR, the Planning Commission's written responses to significant environmental
27 comments raised in the public review and comment process and the mitigation
28 monitoring and reporting program, each of which is incorporated herein and made a

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1 part hereof by this reference. The Planning Commission held a duly noticed public
2 hearing on the DEIR and FEIR on October 20, 2005, at which time evidence, both
3 written and oral, was presented to, and considered by the Planning Commission.
4 Notice of the time, place and purpose of the Planning Commission's hearing was
5 provided in accordance with applicable law.

6 Sec. 7. In response to the circulation of the DEIR, the Planning
7 Commission received written comments regarding the adequacy of the DEIR. The
8 Planning Commission prepared written responses to all comments which raised
9 significant environmental issues. The Commission incorporated the comments and the
10 Commission's responses thereto into the FEIR pursuant to State CEQA Guidelines,
11 Section 15088.

12 Sec. 8. The findings made in this resolution are based upon the
13 information and evidence set forth in the DEIR and FEIR and upon other substantial
14 evidence (both oral and written) which has been presented in the record of the
15 proceeding, including, but not limited to, that information and evidence received by the
16 Planning Commission at the public hearing which it conducted on October 20, 2005.
17 The DEIR and FEIR, staff reports, testimony, technical studies, appendixes, plans,
18 specifications, figures, exhibits, and other materials that constitute the record of
19 proceedings on which this resolution is based are on file and available for public
20 examination during normal business hours in the Department of Planning and Building,
21 Community and Environmental Planning Division, 333 West Ocean Boulevard, Seventh
22 Floor, Long Beach, CA 90802. The custodian of said records is the Director of
23 Planning and Building of the City of Long Beach.

24 Sec. 9. The Planning Commission found and the City Council concurs
25 that the public and government agencies have been afforded ample notice and
26 opportunity to comment on the Notice of Preparation, Initial Study, DEIR and FEIR.

27 Sec. 10. The Planning Commission found and the City Council concurs
28 that pursuant to CEQA Guidelines, Section 15084, the EIR has been independently

1 analyzed by the Planning Commission and the City Council and that the EIR represents
2 the independent judgment and analysis of the Planning Commission and City Council
3 as lead agency with respect to the project and the DEIR. The Planning Commission
4 further found and the City Council concurs that the information provided in the various
5 staff reports submitted in connection with the Project, the corrections and modifications
6 to the DEIR and FEIR made in response to comments, and not previously re-circulated,
7 and the evidence presented in written and oral testimony at both the Planning
8 Commission and City Council public hearings do not represent significant new
9 information so as to require re-circulation of the EIR pursuant to the Public Resources
10 Code.

11 Sec. 11. The Planning Commission found and the City Council concurs
12 that the comments regarding the DEIR and FEIR and the responses to those comments
13 have been received by the Planning Commission and City Council; that the Planning
14 Commission and City Council have received and considered public testimony regarding
15 the adequacy of the DEIR and FEIR; and that the Planning Commission and City
16 Council have reviewed and considered all such documents and testimony prior to
17 certifying and recertifying to the adequacy of the EIR or the adoption of this resolution.
18 Pursuant to State CEQA Guidelines, Section 15090, the City Council therefore certifies
19 that the EIR has been completed in compliance with CEQA.

20 Sec. 12. Based upon the Initial Study, the DEIR and the FEIR, public
21 comments and the record before the Planning Commission, the Planning Commission
22 found and the City Council concurs that the following environmental impact areas will
23 have less than significant impacts and will not require mitigation: Agriculture
24 Resources, Biological Resources, Cultural Resources, Geology and Soils, Hydrology
25 and Water Quality, Mineral Resources, Noise, Population and Housing, Public Services,
26 Recreation, Transportation/Traffic, and Utilities and Service Systems. A complete
27 discussion of the rationale regarding this Finding is contained in the DEIR at pages 4.0-
28 3 through 4.0-13, which discussion is incorporated herein by this reference as though

1 set forth in full, word for word. The Planning Commission further found and the City
2 Council concurs that the project may create significant environmental impacts in the
3 following areas that can be mitigated to a level of insignificance with project imposed
4 mitigation measures: Aesthetics, Air Quality, Hazards and Hazardous Materials, Land
5 Use and Planning, and NPDES. A complete discussion of the rationale for this finding
6 can be found in Sections 4.0 through 4.6 of the DEIR, which discussion is incorporated
7 herein as though set forth in full, word for word. The Planning Commission further
8 found and the City Council concurs that the Project will not create any significant
9 environmental impacts that cannot be mitigated to a level of insignificance.

10 Sec. 13. The Planning Commission found and the City Council concurs
11 that in response to each significant impact identified in the DEIR and FEIR changes,
12 alterations or mitigation measures have been or will be required or incorporated into the
13 project as part of the Mitigation Monitoring and Reporting Program which will avoid or
14 substantially reduce to a level of insignificance the significant environmental impacts
15 previously identified. Each such change, alteration or mitigation measure shall be a
16 condition of approval of the project. Said changes, alterations, or mitigation measures
17 are more fully detailed and described in the Mitigation Monitoring and Reporting
18 Program (MMRP) which is contained in Appendix A of the DEIR, and incorporated
19 herein by this reference as though set forth in full, word for word.

20 Sec. 14. Section 8.0 of the 1994 DEIR described, and the Planning
21 Commission at that time fully considered, a reasonable range of alternatives to the
22 proposed 1994 project. These alternatives included: 1) The "No Project/No
23 Development" alternative; 2) the "Original Plan" alternative; 3) the "Relocate Harbor to
24 Downtown Marina" alternative"; 4) the "Mother's Beach in Lagoon" alternative; 5) the
25 "Alternative Mitigation" alternative; and 6) the "Alternative Marina Breakwater"
26 alternative. All six alternatives were thoroughly analyzed in Section 8.0 of the 1994
27 EIR, which concluded that besides the No Project Alternative, the project as proposed
28 at that time was the environmentally superior alternative, in addition to the "No Project"

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1 alternative. Since the current Hotel project represents a land use change to only a
2 small component of the overall Pike project, which is a reduced size project from the
3 original project analyzed in 1994, the Planning Commission found and the City Council
4 concurs that no further "Alternatives" analysis for this supplemental EIR is necessary.

5 The Planning Commission further found and the City Council concurs that
6 a good faith effort was made to incorporate alternatives into the preparation of the 1994
7 EIR, and that all reasonable alternatives were considered in the review process of the
8 EIR. The Planning Commission further found and the City Council concurs that the
9 environmentally superior alternative is considered to be the Project, as proposed by the
10 Applicant.

11 Sec. 15. The City Council, after a duly noticed public hearing held on
12 December 13, 2005 hereby makes each of the findings contained in this Resolution and
13 further finds that each fact in support of a finding is true and is based upon substantial
14 evidence in the record, including the DEIR and FEIR. The City Council further hereby
15 adopts the Mitigation Monitoring and Reporting Program which is set forth in the DEIR
16 at Appendix "A", and likewise makes each mitigation measure described in the MMRP a
17 condition of Project Approval.

18 Sec. 16. This resolution shall take effect immediately upon its adoption by
19 the City Council, and the City Clerk shall certify the vote adopting this resolution.

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I hereby certify that the foregoing resolution was adopted by the City

Council of the City of Long Beach at its meeting of _____, 2005, by the

following vote:

Ayes: Councilmembers: _____

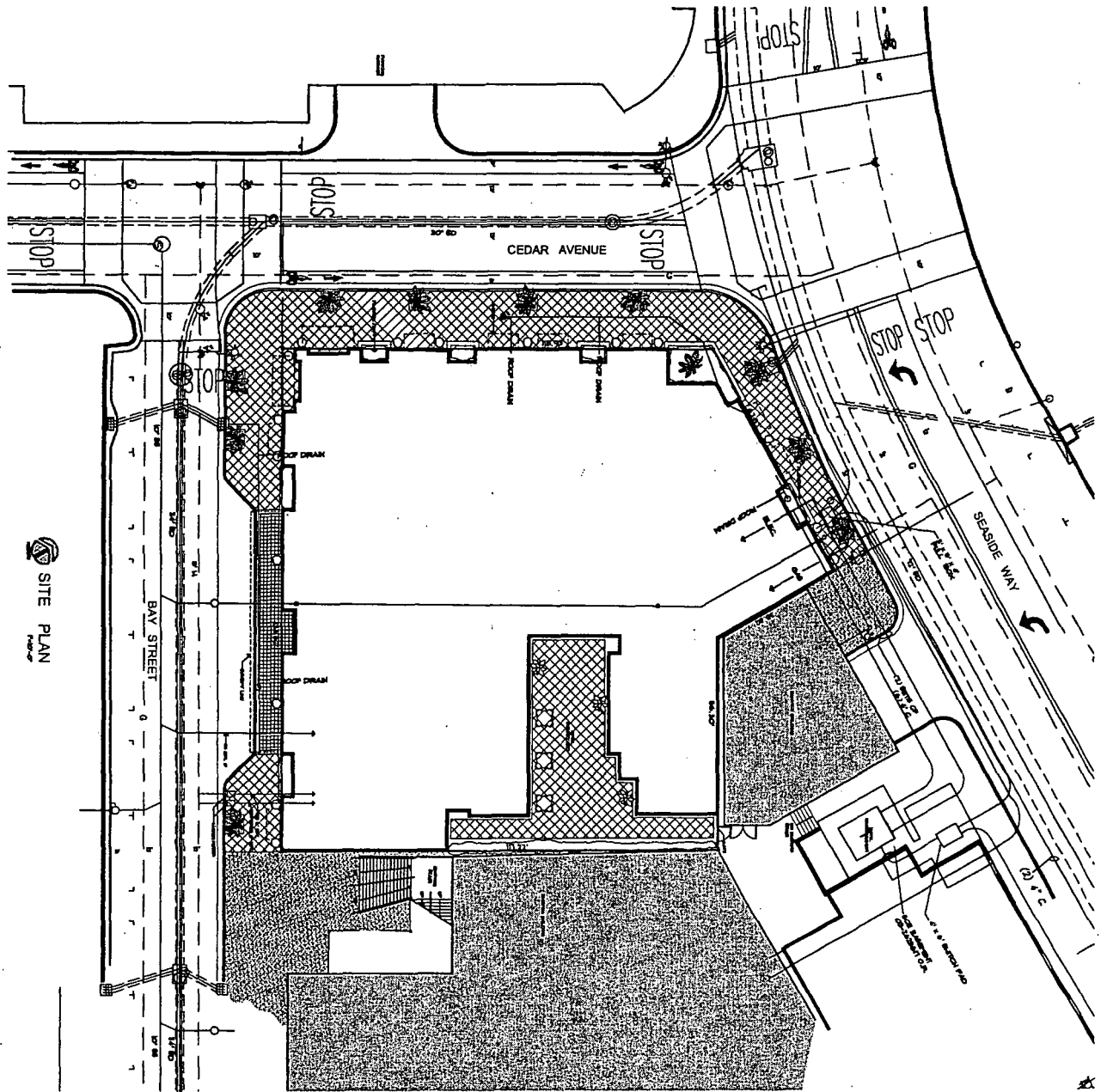
Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

Robert E. Shannon
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2200

Platform: 0\04044\04044.dwg Date: 09/08/05 TIME: 08:42; chd



SITE PLAN

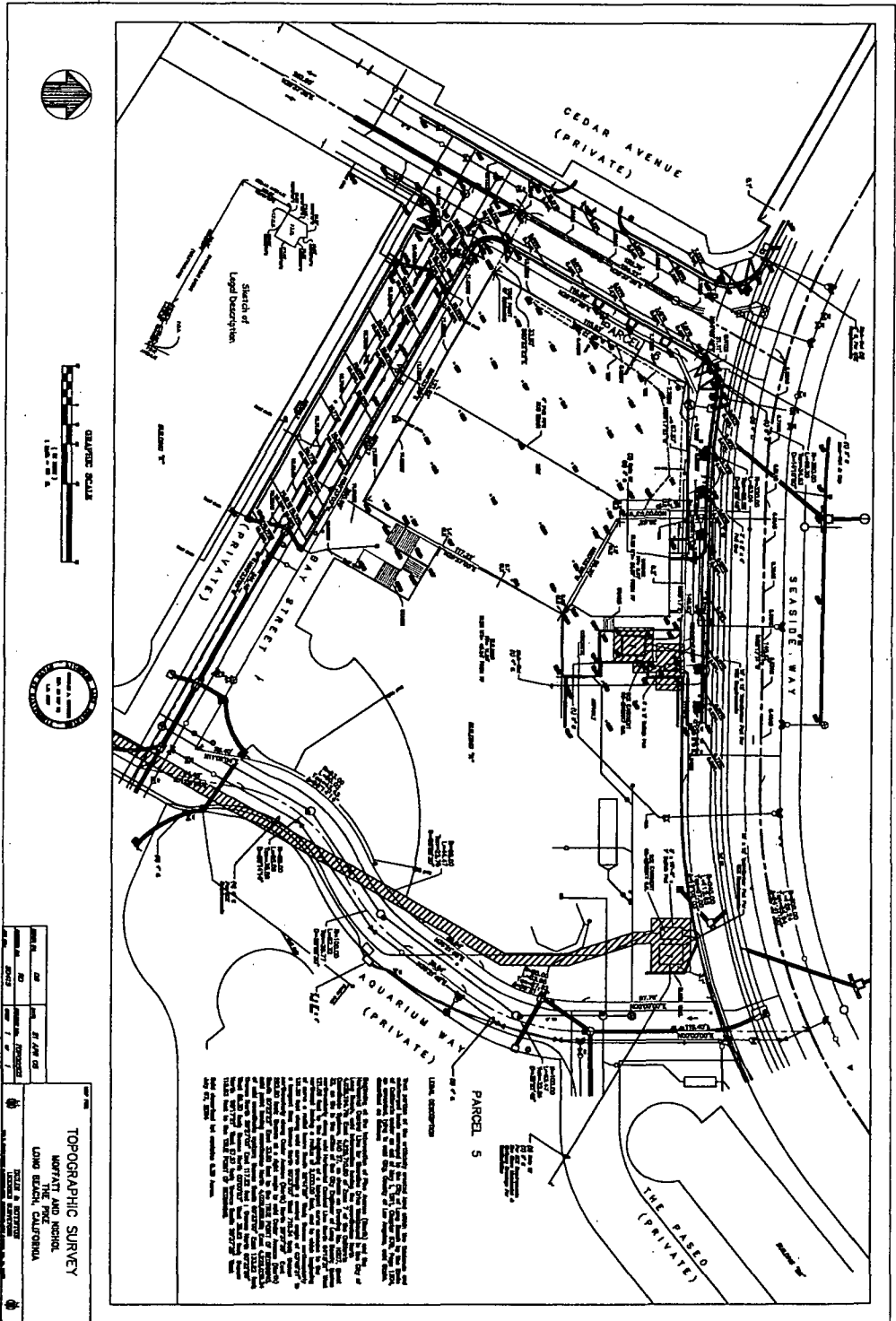
SA1

THE INN AT THE PIKE
LONG BEACH, CALIFORNIA

JEFFREY ASSOCIATES
ARCHITECTS
A DIVISION OF
JEFFREY ASSOCIATES, INC.
10000 WILSON BLVD., SUITE 1000
LOS ANGELES, CA 90024
TEL: (310) 551-1100
WWW.JEFFREYASSOCIATES.COM

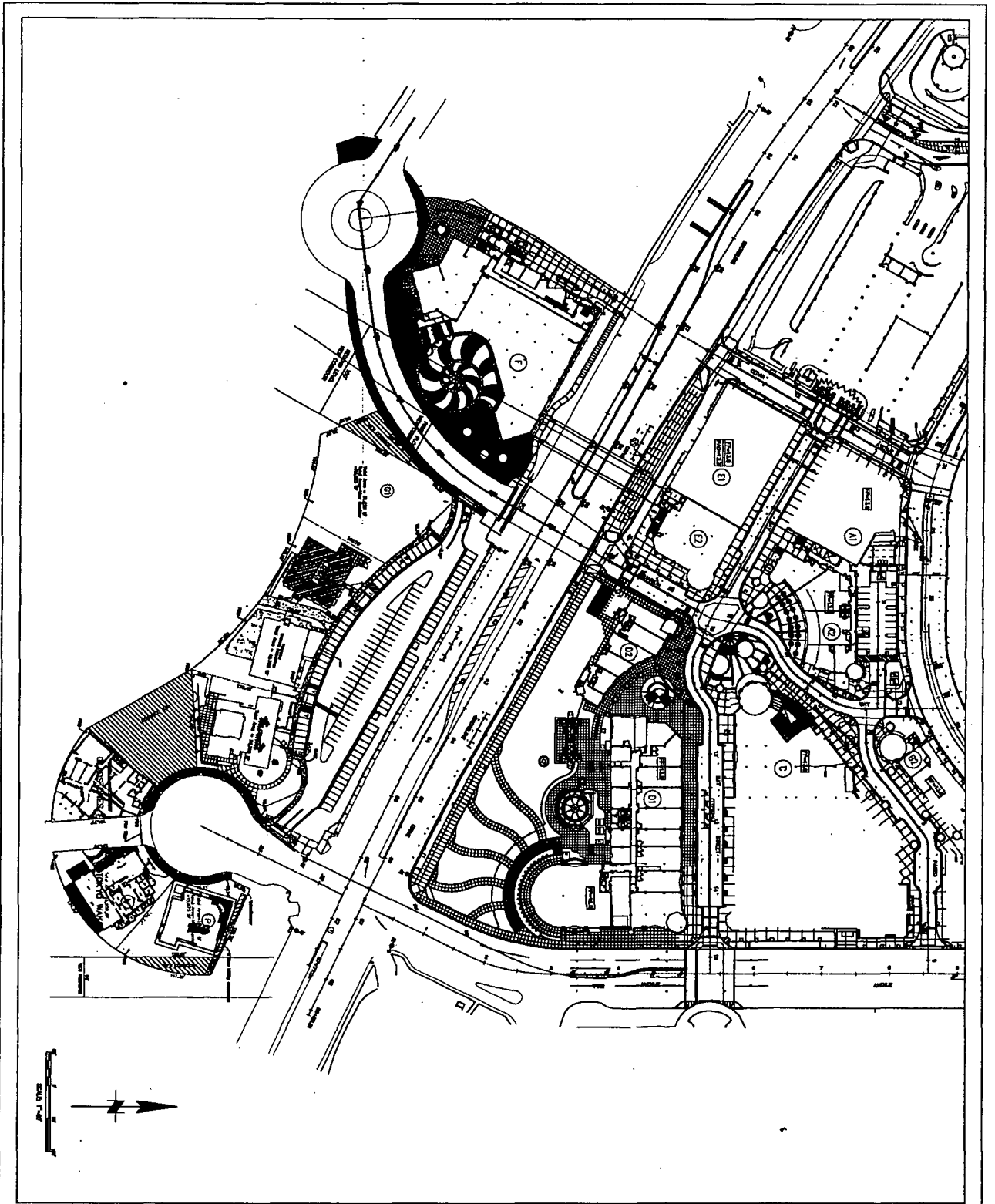
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SCALE: AS SHOWN



TOPOGRAPHIC SURVEY
 MARTIN AND ASSOCIATES
 LONG BEACH, CALIFORNIA
 SCALE 1" = 40'

PARCEL 5
 TOTAL AREA 10,000 SQ. FT.
 AREA OF PARCEL 5 1,000 SQ. FT.
 PERCENTAGE OF TOTAL AREA 10%



THE PIKE
AT RAINBOW HARBOR

THE PIKE AT RAINBOW HARBOR
 1777 JEFFERSON AVENUE
 DENVER, CO 80202
 PH: 303.733.8888
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APPROVALS BY CITY OF DENVER

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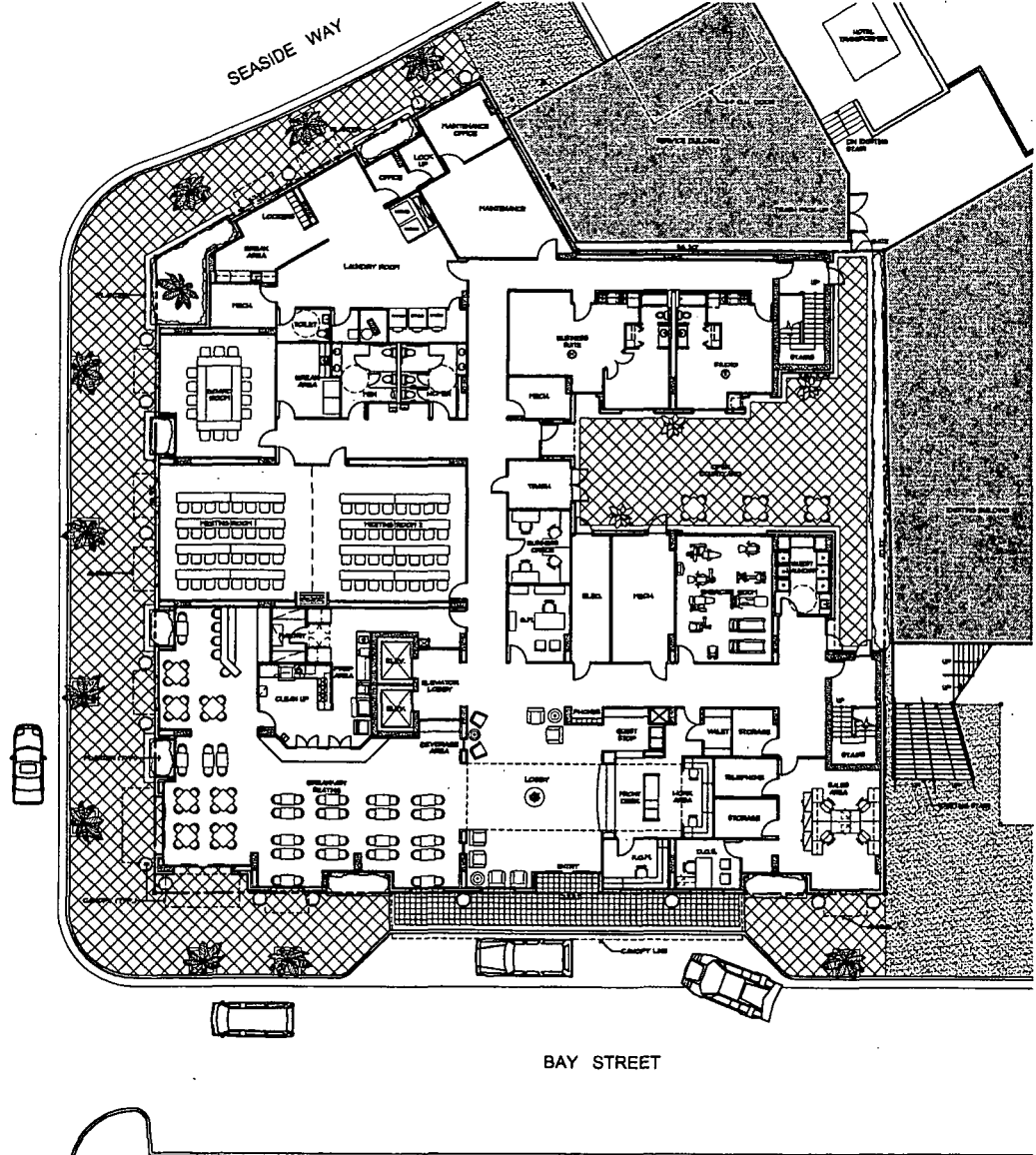
THE PIKE
 LOT A1
 VIEW CORRIDOR

BUILDING DATA - LONG BEACH, CA

FLOOR TYPE	NO. OF ROOMS	NO. OF STAIRS	NO. OF ELEVATORS	NO. OF ENTRANCES	NO. OF EXITS	NO. OF PARKING SPACES	NO. OF VEHICLES	NO. OF BICYCLES	NO. OF MOTORCYCLES	NO. OF SCOOTERS	NO. OF TRAILERS	NO. OF OTHER VEHICLES
FIRST FLOOR	1	0	0	0	0	1	1	0	0	0	0	0
SECOND FLOOR	1	0	0	0	0	0	0	0	0	0	0	0
THIRD FLOOR	1	0	0	0	0	0	0	0	0	0	0	0
FOURTH FLOOR	1	0	0	0	0	0	0	0	0	0	0	0
FIFTH FLOOR	1	0	0	0	0	0	0	0	0	0	0	0
SIXTH FLOOR	1	0	0	0	0	0	0	0	0	0	0	0
SEVENTH FLOOR	1	0	0	0	0	0	0	0	0	0	0	0
TOTAL	7	0	0	0	0	1	1	0	0	0	0	0

TOTAL LOT AREA: 10,700 S.F.
 TOTAL LEASING AREA: 41,000 S.F.
 BUILDING FLOOR AREA: 41,000 S.F.

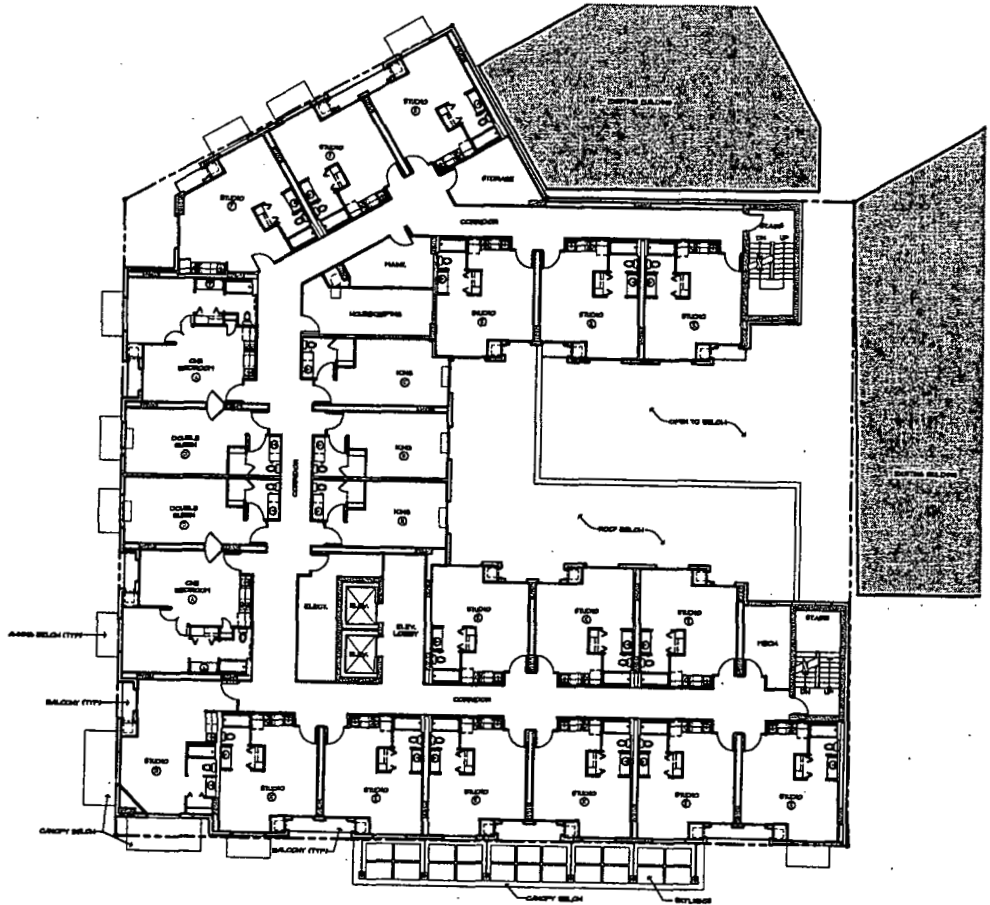
Prepared by: [unreadable] Date: 08/20/02, 10:00 AM, 08/24, 08/24




FIRST FLOOR PLAN
 1/4" = 1'-0"

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 LONG BEACH, CALIFORNIA
 PROJECT NO. [unreadable]
 DATE: 08/20/02
 DRAWING NO. [unreadable]
 SHEET NO. [unreadable]
 SCALE: 1/4" = 1'-0"
 PREPARED BY: [unreadable]
 CHECKED BY: [unreadable]
 APPROVED BY: [unreadable]

Pathname: G:\projects\000001\2.dwg Date: 08/06/03 Time: 09:46:40




SECOND FLOOR PLAN
1" = 12'

DATE: 08-06-03

PROJECT: THE INN AT THE PIKE

JEFFERSON ASSOCIATES
 ARCHITECTS
 1000 S. GARDEN ST.
 ANAHEIM, CA 92805

SCALE: AS SHOWN

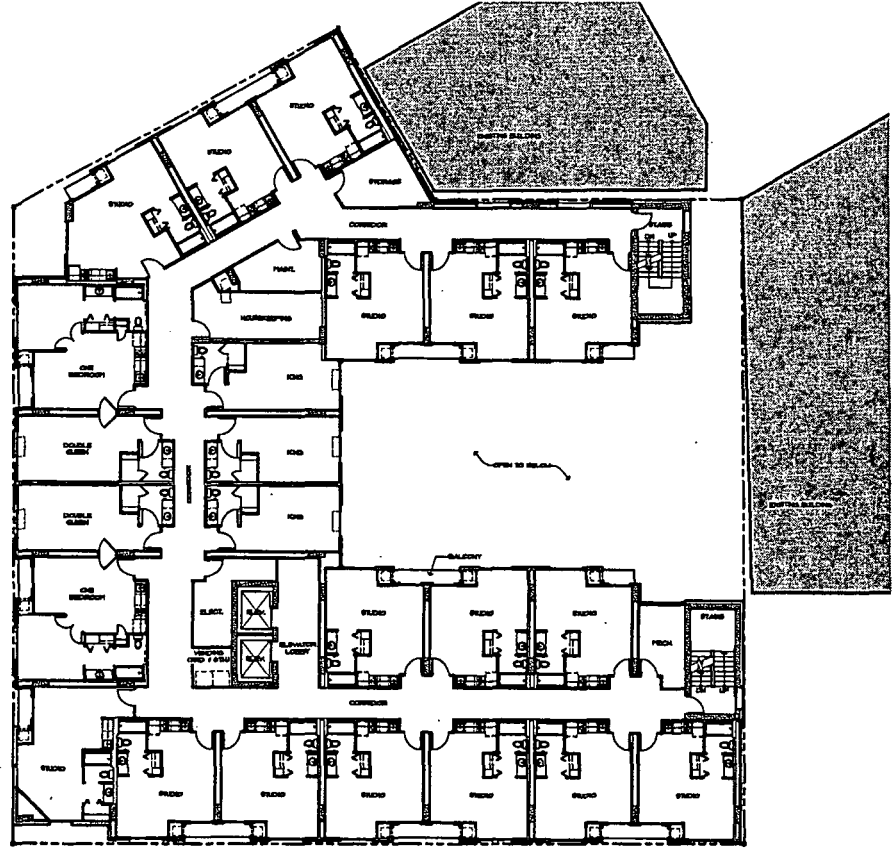
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 LONG BEACH, CALIFORNIA


PROJECT NAME: THE INN AT THE PIKE

DATE: 08-06-03

A1.2

Filename: G:\projects\0410413.dwg Date: 08/20/03 Time: 08:49:04



 THIRD - SIXTH FLOOR PLAN

DATE: 08/20/03

BY: [Signature]

LEFFERSHIEL ASSOCIATES ARCHITECTS
10000 S. HUNTERS BLVD. SUITE 100
DANA POINT, CA 92629
TEL: 949.441.1111 FAX: 949.441.1112

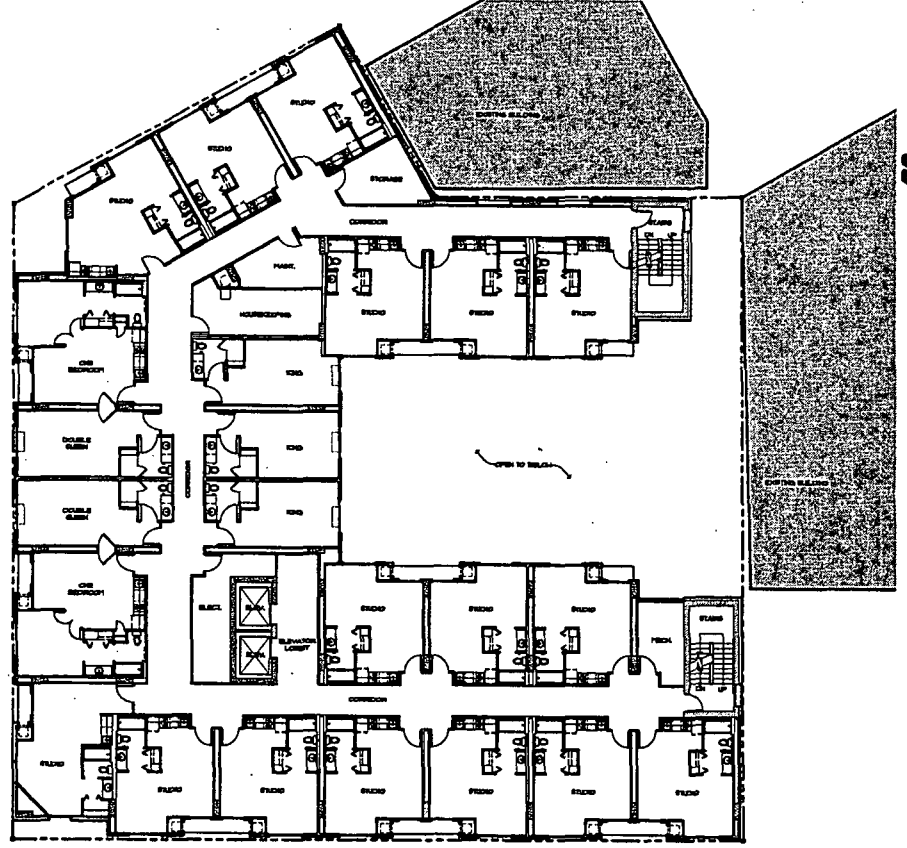
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THE INN AT THE PIKE
LONG BEACH, CALIFORNIA

DATE: 08/20/03

A1.3

REVISED 01/20/00 08:00 AM




SEVENTH FLOOR PLAN
 1/17/00

DATE: 01-17-00

PROJECT: THE INN AT THE PIKE

ARCHITECT: JEFFERSON ASSOCIATES

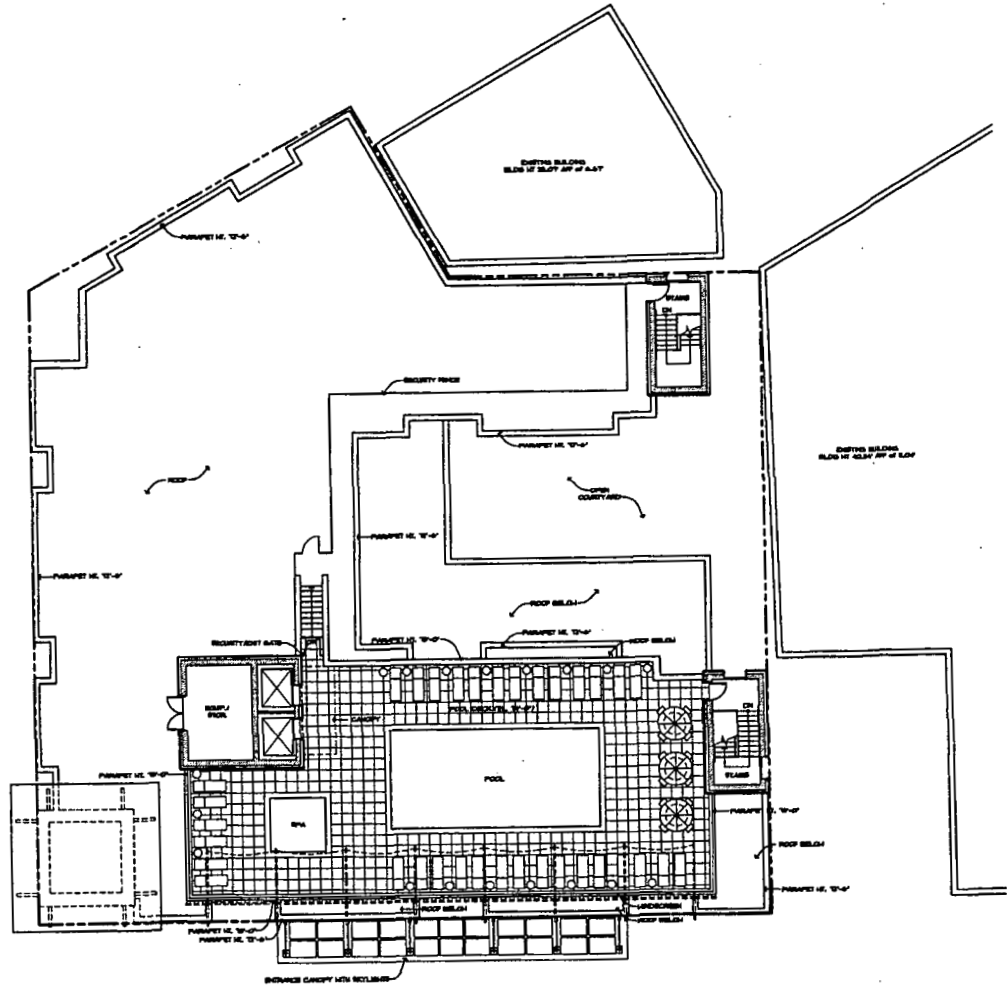
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THE INN AT THE PIKE
LONG BEACH, CALIFORNIA

DATE: 01-17-00

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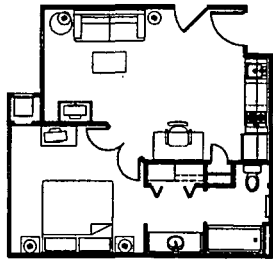

ROOF PLAN
 NORTH

DATE: 07/10/08
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 PROJECT NO.: 101010101

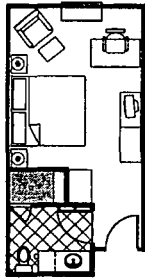
JEFFERSON ASSOCIATES ARCHITECTS
 101010101

THE INN AT THE PIKE
 LONG BEACH, CALIFORNIA

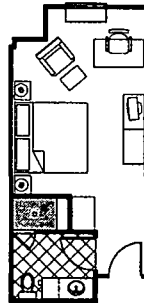
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 OF 1



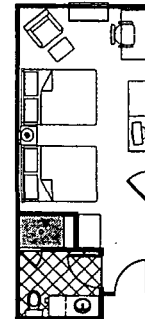
(A) ONE BEDROOM SUITE



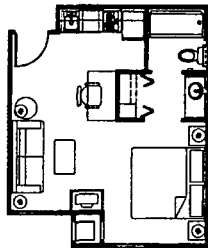
(B) KING ROOM - TYPICAL



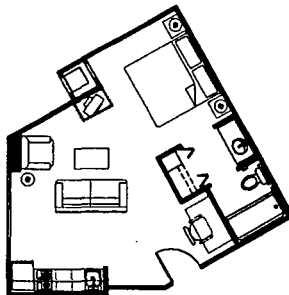
(C) KING ROOM - ALT.



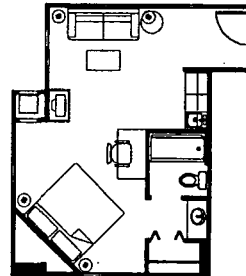
(D) DOUBLE QUEEN ROOM - TYPICAL



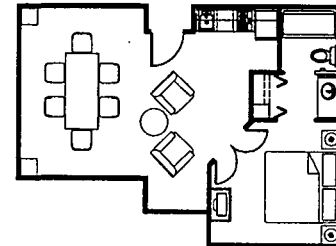
(E) STUDIO SUITE - TYPICAL



(F) STUDIO SUITE - ALT. 1



(G) STUDIO SUITE - ALT. 2



(H) BUSINESS SUITE

TYPICAL ROOM LAYOUTS

W:\roomplan\040414\040414.rvt Date: 09/20/05 TAC: 05.15.05

DATE: 09-20-05
 DRAWN BY: JRM
 CHECKED BY: JRM
 PROJECT: THE INN AT THE PIKE

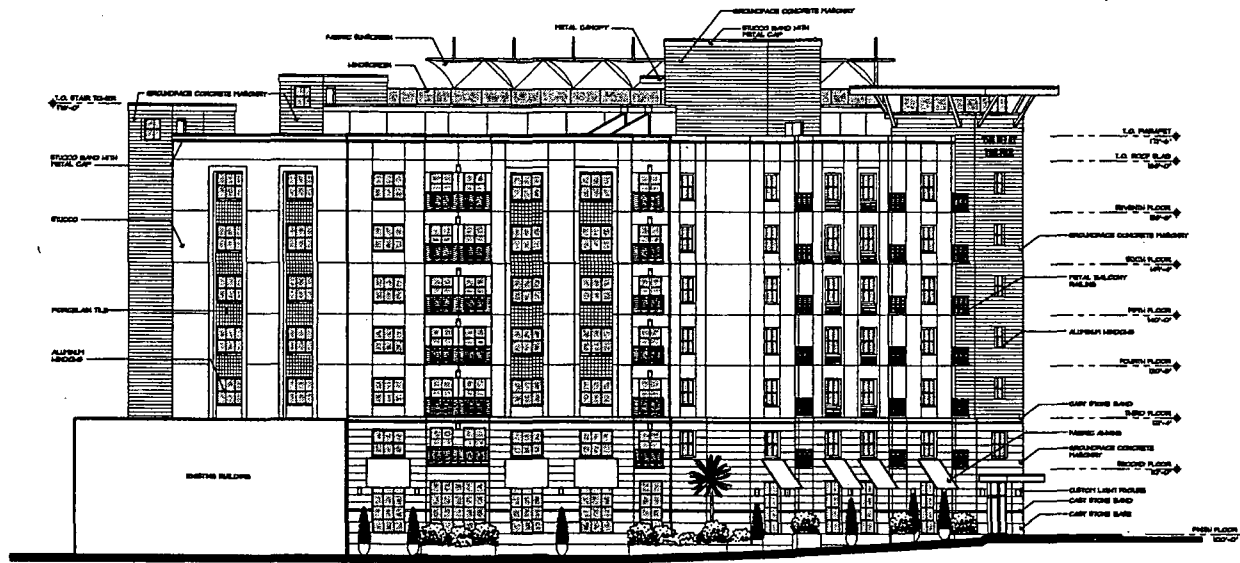
JERROLD ASSOCIATES
 ARCHITECTS
 10000 WILLOW WAY, SUITE 200
 BEVERLY HILLS, CA 90210
 TEL: 310.777.7777

SCALE: 1/8" = 1'-0"

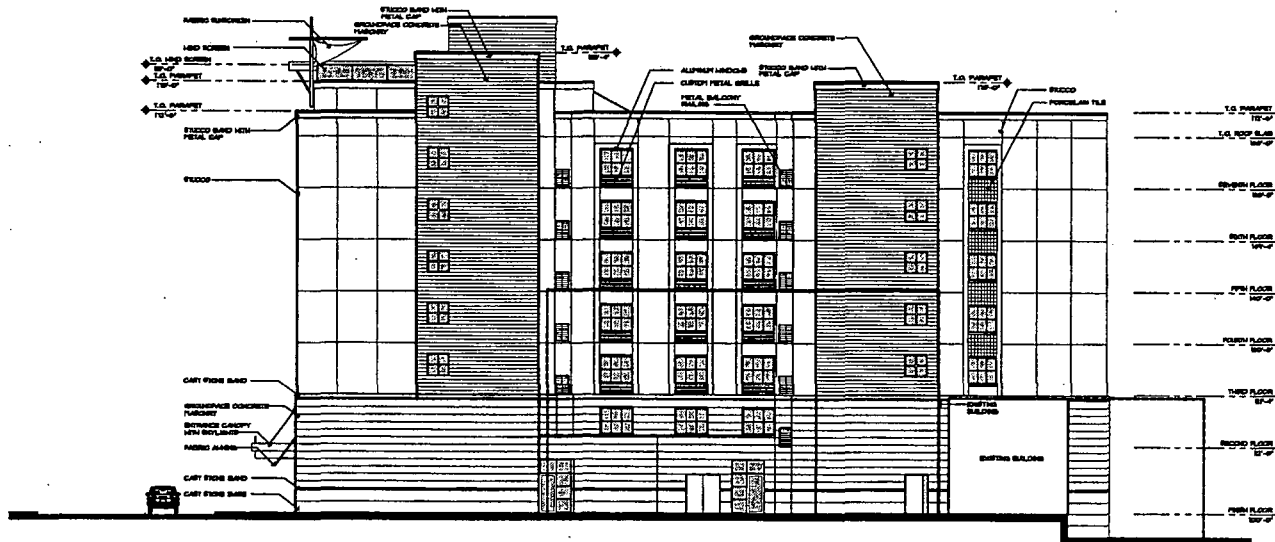
THE INN AT THE PIKE
 LONG BEACH, CALIFORNIA

DATE: 09-20-05
 DRAWN BY: JRM
 CHECKED BY: JRM

SCALE: 1/8" = 1'-0"
A1.6



SEASIDE WAY ELEVATION
0 5 10 15'



EAST COURTYARD ELEVATION
0 5 10 15'

Volume 01 (00001)000102.dwg Date: 02/26/2025 TIME: 09:40:04d

DATE DRAWN
02-26-2025
TIME: 09:40:04d

FILE NO.
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PROJECT NO.
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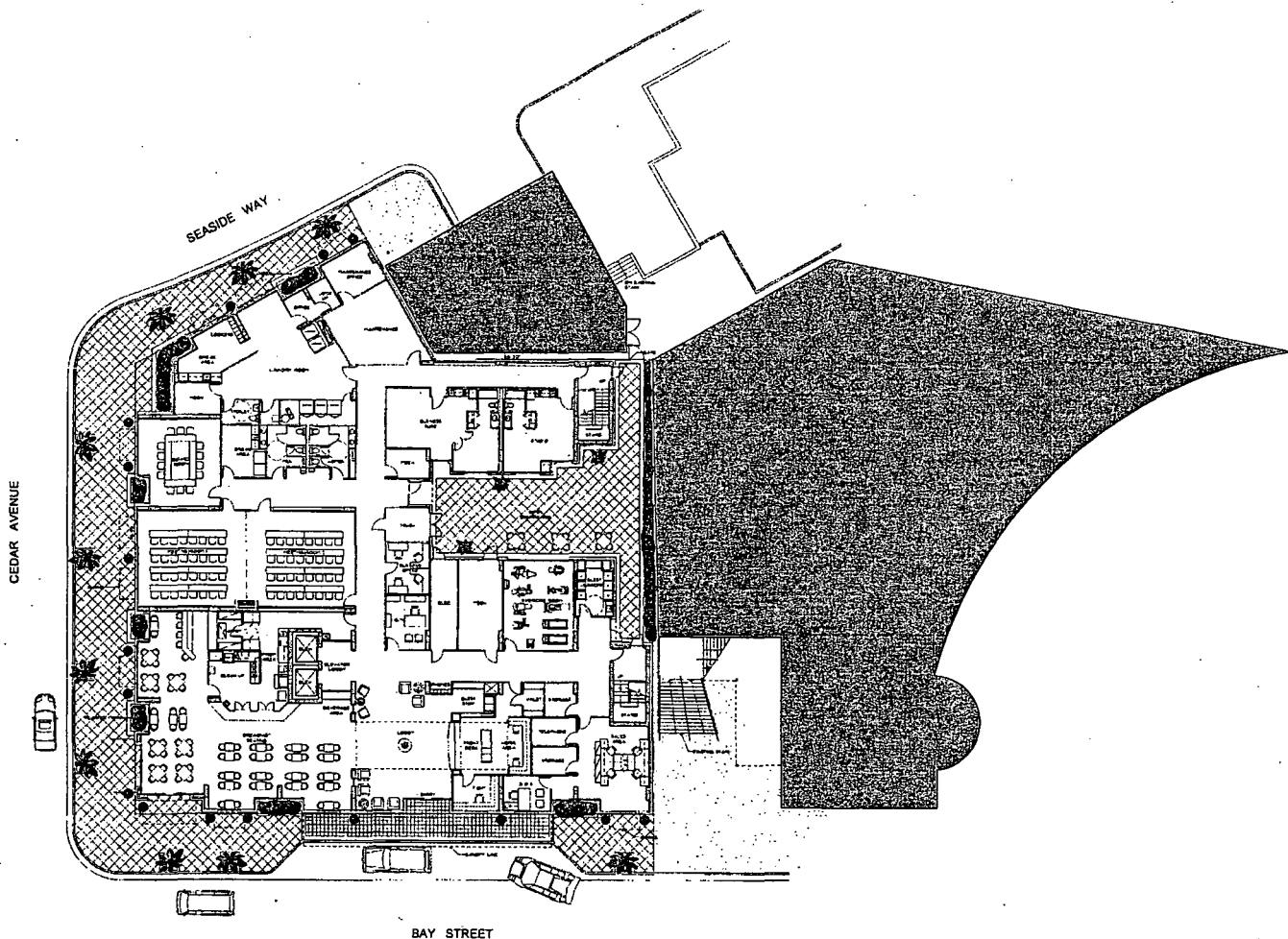
JEFFERSON ASSOCIATES
ARCHITECTURE
11111 W. 11th Street, Suite 100
Long Beach, CA 90804
Tel: (562) 591-1111
Fax: (562) 591-1112

DATE
02/26/2025
TIME: 09:40:04d

THE INN AT THE PIKE
LONG BEACH, CALIFORNIA

PROJECT NAME
00001
00001
00001

SCALE
A2.2



PRELIMINARY LANDSCAPE PLAN

City Review 9-8-2005

**JEFFKREHBIEL
ASSOCIATES**
ARCHITECTURE
1300 E. LEWIS WICKIJA, KS 67211
916-267-8233 FAX 916-267-8566

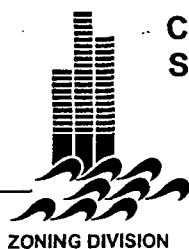
**THE INN AT
THE PIKE**
LONG BEACH, CALIFORNIA

CASE NO. 9801-23 (MOD)/0411-17
SUPPLEMENTAL EIR NO. 14-04

CITY OF LONG BEACH

DEPARTMENT OF PLANNING & BUILDING

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802 • (562) 570-6194 FAX (562)570-6068



October 20, 2005

CHAIRMAN AND PLANNING COMMISSIONERS
City of Long Beach
California

SUBJECT: Request for Approval of Site Plan Review to Construct a 82' High, Seven-Story, 91,304 Square Foot Hotel Consisting of 140 Rooms (All Suites), Lobby, Breakfast Area, Meeting and Conference Facilities and Exercise Room. (District 2)

LOCATION: 285 Bay Street

APPLICANT: Lodge Works, L.P.
c/o Chris Gebert
947 Third Street
Hermosa Beach, CA 90254

RECOMMENDATION

- 1) Adopt the attached Resolution certifying Final Supplemental EIR No. 14-04, State Clearinghouse No. 2004111127; and
- 2) Approve the Site Plan Review request, subject to conditions.

REASON FOR RECOMMENDATION

- 1) The proposed project is attractively designed and complies with the development standards of PD-6 (The Downtown Shoreline Planned Development Plan).
- 2) The proposed project will add quality boutique style hotel to the downtown shoreline area and the Pike development.
- 3) Supplemental Environment Impact Report No. 14-04 was prepared for this project. No significant negative environmental impacts were identified.
- 4) The proposed project is consistent with the Rainbow Harbor Development (formerly known as Queensway Bay) Plan Case No. 9801-23 approved by the Planning Commission in 1998.

BACKGROUND

The Pike at Rainbow Harbor consists of approximately fifteen (15) buildings totaling roughly 500,000 square feet of entertainment, retail and food service uses located north and south of Shoreline Drive, and generally bounded by Pine Avenue, Rainbow Harbor, Cedar Avenue and Seaside Way. Project approvals extend back to 1995 when the City Council first approved an amendment to the Local Coastal Program for what was then called the Queensway Bay Project. During the past ten (10) years, multiple project entitlements and amendments to entitlements have been sought and approved by the Site Plan Review Committee, the City Council, and the Planning Commission and by the California Coastal Commission. The project, which is located on City-owned Tidelands Trust property, was conceived as a regional destination and as a companion to the Aquarium of the Pacific as well as other public, tourist-serving facilities in the vicinity.

The originally approved use for the subject property was for the construction of a seventy feet (70') high multi-level large-format cinema (IMAX) theater. The height limit for Building A as approved by the California Coastal Commission is eighty (80) feet.

The following is a summary of the zoning, general plan, and land uses in the vicinity:

	ZONING	GENERAL PLAN	LAND USE
SITE	PD-6 (Sub Area 5)	LUD # 7 - Mixed Uses	Vacant
NORTH	PD-6 (Sub Area 4)	LUD # 7 - Mixed Uses	Mixed Use, Commercial/ Multi-Family Residential
SOUTH	PD-6	LUD # 7 - Mixed Uses	Vacant
EAST	PD-6 (Sub Area 5)	LUD # 7 - Mixed Uses	Commercial Entertainment Center (The Pike)
WEST	PD-6 (Sub Area 5)	LUD # 7 - Mixed Uses	Commercial parking Structure

PROJECT DESCRIPTION

Lodge Works L.P. has proposed an eighty-two feet (82') high, seven-story, 140 room (all suites) hotel building within the project known as The Pike at Rainbow Harbor. The hotel will consist of lobby, breakfast area, meeting and conference facilities and exercise room on the first floor. An outdoor courtyard fronting Seaside Way will also be provided. Parking will be provided by the existing multi-level parking structure located west of Cedar Avenue and south of Seaside Way. A valet will be provided on Bay Street to accommodate guest of the hotel.

The proposed structure will be of a "Boutique Hotel" design. "Boutique" is defined as a small fashionable specialty shop or business. It is the intention of staff to have the proposed hotel distinguish itself from the larger hotels in the area. The hotel will provide lodging for tourists frequenting the Long Beach Convention Center and waterfront area. One of the distinguishing characteristics is that all 140 rooms of the hotel will be suites. A suite is a guest room that includes a sitting area that is separate from the sleeping quarters. The exterior design of the proposed development will be of a Southern California nautical styling with smooth face stucco, natural stone finishing and accents of green, natural tan and bronze. The roof level will feature a swimming pool and lounge area for patrons to partake in the view of the Long Beach waterfront. The roof line will be accented by an architectural feature that simulates the sail of a boat that will be of a fire retardant material that catches wind in the same manner as a sail on a boat. The northwest corner of the building will feature a section of masonry block in the design of a watchtower with an aluminum trim cap.

The amenities that will be provided consist of a lobby, breakfast area, meeting and conference facilities and exercise room on the first floor. All amenities will be for the guests of the hotel. There are no restaurants or lounges proposed at the time of report generation.

Integrating pedestrian-oriented uses on the ground floor level to activate the adjacent commercial uses is a specific design goal. The Pike at Rainbow Harbor has commercial retail spaces adjacent to the east side of the proposed hotel. The hotel lobby will front on Bay Street. Bay Street is the main thoroughfare that is used by patrons that park in the public parking structure that is west of the proposed hotel and one of two parking structures that are utilized for the Pike at Rainbow Harbor and the Aquarium of the Pacific.

The multi-level public parking structure adjacent to the subject property to the west will provide off-street parking for the project. The entire development is predicated on the predetermined parking spaces located within the parking structures. The patrons of the hotel will primarily use the Pike Development parking structure. Due to restrictions placed on the Pike Development by the California Coastal Commission all off-street parking must be provided on a first-come, first-serve basis.

CURRENT ACTION REQUESTED

In order for the Planning Commission to approve the requested entitlements, the Commission must conclude that the subject request is consistent with the required conditions and findings set forth by the Zoning Regulations, as follows:

SITE PLAN REVIEW FINDINGS

- 1. The design is harmonious, consistent and complete within itself and is compatible in design, character and scale, with neighboring structures and the community in which it is located;**

The proposed hotel will be located in the Pike at Rainbow Harbor entertainment complex. The proposed nautical architectural design including the color scheme will be compatible with the existing styling of the buildings. The scale of the proposed building blends well with the adjacent multi-level parking structure to the west and the mixed use commercial/residential Camden development to the north of the subject property.

- 2. The design conforms to any applicable special design guidelines or specific plan requirements, PD guidelines or the General Plan;**

The project is located in Sub Area 5 of PD-6, the Downtown Shoreline Planned Development District. The project complies with all development standards and building height limitations contained in PD-6.

The proposed hotel will be located in the Pike at Rainbow Harbor entertainment complex. The proposed nautical architectural design including the color scheme will be compatible with the existing styling of the buildings. The scale of the building blend well with the multi-level parking structure to the west and the mixed use commercial/residential Camden development to the north of the subject property.

- 3. The design will not remove significant mature trees or street trees, unless no alternative design is possible;**

The subject site is a vacant lot. There are no mature trees or street tree on the property.

- 4. There is an essential nexus between the public improvement requirements established by the Ordinance and the likely impacts of the proposed development; and**

There are no improvements in the right-of-way or otherwise required by the Department of Public Works.

- 5. The project conforms to all requirements set forth in Chapter 21.64 (Transportation Demand Management).**

All parking issues have been addressed in Supplemental Environmental Impact Report No. 14-04.

PUBLIC HEARING NOTICE

Six hundred thirteen (613) Notices of Public Hearing were mailed on October 3, 2005, to those property owners within the five hundred foot and occupants within one hundred foot mailing radius provided by the applicant. In addition, the elected representative of the Second District was notified as well as the Downtown Long Beach Associates.

ENVIRONMENTAL REVIEW

This hotel project is considered to be one component of the overall Pike at Rainbow Harbor development. A separate Environmental Impact Report (EIR) was prepared for the original Queensway Bay project that is now known as the Pike at Rainbow Harbor (EIR No. 13-94, State Clearinghouse No. 94081033) and certified by the Planning

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Commission in December 1994. Since this proposed hotel project represents a minor change to the overall Pike project, a Supplemental EIR (EIR No. 14-04, State Clearinghouse No. 2004111127) has been prepared in accordance with Guidelines Section 15163 of the California Environmental Quality Act (CEQA). As set forth in the attached Resolution, the Final Supplemental EIR has been prepared in accordance with CEQA and all potentially significant environmental impacts associated with this hotel proposal can be mitigated to a less than significant level. All reasonable alternatives were considered in the review of this Supplemental EIR and the hotel as proposed by the applicant is considered to be the environmentally superior alternative.

REDEVELOPMENT REVIEW

The project is located in the Downtown Long Beach Redevelopment Project Area. No Redevelopment Agency response was issued for the proposed hotel.

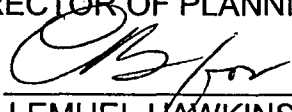
RECOMMENDATION

It is recommended that the Planning Commission:

- 1) Adopt the attached Resolution certifying Final Supplemental EIR No. 14-04, State Clearinghouse No. 2004111127; and
- 2) Approve the Site Plan Review request, subject to conditions.

Respectfully submitted,

SUZANNA FRICK,
DIRECTOR OF PLANNING AND BUILDING

By: 

LEMUEL HAWKINS
PLANNER IV

By: 

CAROLYNE BIHN
ZONING OFFICER

Attachments:

1. Resolution
2. Vicinity map.
3. Plans of Hotel
4. Supplemental Environment Impact Report No. 14-04.

**CONDITIONS OF APPROVAL
CASE NO. 0411-17
OCTOBER 20, 2005**

1. The use permitted on the site, in addition to other uses permitted in sub area 5 of PD-6, shall be a eighty-two (82') feet high, seven-story building, 91,304 square foot hotel consisting of 140 room (all suites), lobby, breakfast area, meeting and conference facilities and exercise room.
2. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow **periodic re-inspections**, at the discretion of city officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).
3. The applicant shall comply with all mitigation measures of Supplemental Environmental Impact Report No. 14-04. Mitigation measures must be printed on all plans submitted for plan review.
4. The operator of the approved use shall **prevent loitering** in all parking and landscaping areas serving the use during and after hours of operation. The operator must clean the parking and landscaping areas of trash debris on a daily basis. Failure to do so shall be grounds for permit revocation. If loitering problems develop, the Director of Planning and Building may require additional preventative measures such as but not limited to, additional lighting or private security guards.
5. This permit and all development rights hereunder shall **terminate three years** from the effective date (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date) of this permit unless construction is commenced or a time extension is granted, based on a written and approved request submitted prior to the expiration of the three year period as provided in Section 21.21.406 of the Long Beach Municipal Code.

6. This permit shall be invalid if the owner(s) and applicant(s) have failed to return **written acknowledgment** of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date). Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval to the satisfaction of the Zoning Administrator.
7. If, for any reason, there is a **violation of any of the conditions** of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
8. In the event of **transfer of ownership** of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions, which are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
9. All conditions of approval **must be printed** verbatim on all plans submitted for plan review to the Planning and Building Department. These conditions must be printed on the site plan or a subsequent reference page.
10. The Director of Planning and Building is authorized to make **minor modifications** to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project and if no detrimental effects to neighboring properties are caused by said modifications. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.
11. Site development, including landscaping, shall conform to the approved plans on file in the Department of Planning and Building. At least **one set of approved plans** containing Planning, Building, Fire, and, if applicable, Redevelopment and Health Department stamps **shall be maintained at the job site**, at all times for reference purposes during construction and final inspection.

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12. Prior to the issuance of a building permit, the applicant must depict all **utility apparatus**, such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. The plans shall display an approval stamp or signature from the respective agency requiring such apparatus. These devices shall not be located within pedestrian walkways and shall be screened by landscaping or other screening method approved by the Director of Planning and Building.
13. Prior to the issuance of a building permit, the applicant must submit **complete landscape and irrigation plans** for the discretionary approval of the Director of Planning and Building.
14. Where feasible, all landscaped areas shall be planted with **drought tolerant plant materials**. All landscaped areas shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.
15. All landscaped areas must be maintained in a neat and healthy condition, including public parkways and street trees. Any dying or dead plant materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations. At the discretion of city officials, a yearly inspection shall be conducted to verify that all irrigation systems are working properly and that the landscaping is in good healthy condition. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council.
16. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site.
17. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
18. Any graffiti found on site must be removed within 24 hours of its appearance.

19. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.
20. Separate building permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters.
21. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
22. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for their review and approval prior to the issuance of a building permit.
23. Grading and construction activities shall conform to Rule 403 of the South Coast Air Quality Management District and shall include the following:
 - a. Use water trucks and hoses to wet exposed and graded areas at least twice daily with complete coverage on all active areas and periodic wash-downs of public streets in the vicinity of all entrances and exits to the project site. Increase frequency of watering to three or more times per day whenever winds exceed 15 miles per hour, and cease grading activities during period of winds greater than 30 miles per hour.
 - b. Water material being excavated and stock-piled.
 - c. Water grading and cover materials being transported.
 - d. Maintain grading and construction equipment in proper tune.
 - e. Schedule truck trips to avoid peak hours (7-9 a.m. and 4-6 p.m., weekdays).
 - f. Discontinue construction during stage II smog alerts (ozone more than or equal to 0.35 ppm.)
24. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
 - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;

- b. Saturday: 9:00 a.m. - 6:00 p.m.; and
 - c. Sundays: not allowed
-
- 25. All **unused driveways** must be replaced with full height curb, gutter, and sidewalk, and any proposed curb-cuts shall be reviewed, approved and constructed to the specifications of the Director of Public Works.
 - 26. A **comprehensive sign program** shall be submitted prior to the issuance of a building permit and shall be subject to the review and approval of the Director of Planning and Building.
 - 27. All **rooftop mechanical equipment** shall be fully screened from public view. Said screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment plan must be submitted showing screening and must be approved by the Director of Planning and Building prior to the issuance of a building permit.
 - 28. Adequately sized **trash enclosure(s)** shall be designed and provided for this project as per Section 21.46.080 of the Long Beach Municipal Code. The designated trash area shall not abut a street or public walkway and shall be placed at an inconspicuous location on the lot.
 - 29. Any request for installation of an **exterior public telephone** shall be administered pursuant to Chapter 5.71 of the Long Beach Municipal Code.
 - 30. Prior to issuance of building permits the developer shall comply with all requirements and the construction plans shall incorporate all recommended design changes of the Director of Planning and Building.
 - 31. Prior to commencement of installation of final exterior wall finishes, a field mock-up shall be provided for review and approval by the Director of Planning and Building.
 - 32. Site Plan Review shall be required for interior remodels that add additional uses and alter the facade of the hotel.
 - 33. Any loading zone on Bay Street to serve the guest of the proposed project shall be reviewed and approved by the Director of Public Works.

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34. All parking spaces within the Pike Parking Garage shall remain open and available to the public at all times, as per requirement of Coastal Permit No. 5-98-156.
35. The project shall comply with NPDES requirements contained in LBMC Chapter 18.95.
36. A refuse management plan that addresses collection of refuse for all on-site and off-site refuse stored in the enclosures located within the project shall be submitted for approval prior to issuance of a Certificate of Occupancy or a Temporary Certificate of Occupancy.
37. All utility meters shall be screened or otherwise obscured from public view to the satisfaction of the Planning Bureau.
38. The applicant shall comply with applicable Conditions of Approval of Case No. 9801-23 (M2) for the Pike at Rainbow Harbor.
39. This approval shall not be effective until the project has received approval from the State Coastal Commission.
40. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.

1 RESOLUTION NO. R-

2
3 A RESOLUTION OF THE PLANNING COMMISSION
4 OF THE CITY OF LONG BEACH CERTIFYING THAT THE
5 FINAL ENVIRONMENTAL IMPACT REPORT FOR THE
6 PROPOSED SIERRA HOTEL PROJECT LOCATED AT 285
7 BAY STREET, LONG BEACH, CALIFORNIA
8 (SCH2004111127, EIR No. 14-04) HAS BEEN COMPLETED
9 IN ACCORDANCE WITH THE PROVISIONS OF THE
10 CALIFORNIA ENVIRONMENTAL QUALITY ACT AND STATE
11 AND LOCAL GUIDELINES, MAKING CERTAIN FINDINGS
12 AND DETERMINATIONS RELATIVE THERETO; AND
13 ADOPTING A MITIGATION MONITORING AND REPORTING
14 PROGRAM
15

16 The Planning Commission of the City of Long Beach does hereby find,
17 determine and resolve:

18 Section 1. Christopher Gebert on behalf of LodgeWorks ("Applicant") has
19 submitted a development application for the construction of a Sierra Suites Hotel
20 ("Hotel") consisting of the construction of a 91,304 square foot, seven-story hotel
21 structure with 140 rooms (both traditional one-room lodging spaces and enlarged
22 "boutique" suites), meeting facilities, public areas, and a roof-top swimming pool and
23 fitness center to be located at 285 Bay Street in the City of Long Beach (City) on a site
24 approximately 0.35 acres in size. The project location is approximately one-half block
25 south of Ocean Boulevard, one-half mile east of the Los Angeles River, and four miles
26 south of the Long Beach Airport. The project is considered to be part of a larger
27 commercial project presently known as the Pike at Rainbow Harbor ("Pike"). A previous
28 EIR was prepared for the original Queensway Bay project (later, the Pike at Rainbow

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1 Harbor) (EIR No. 13-94, State Clearinghouse Number 94081033) and certified by the
2 Long Beach Planning Commission on December 19, 1994. A Mitigated Negative
3 Declaration (MND 5-98) was prepared for a scaled down revision of the Queensway
4 Bay project and was certified by the Long Beach Planning Commission on April 2,
5 1998. The 1994 EIR was incorporated by reference into the EIR presently before the
6 Planning Commission and has served, in part, as a basis for the certification of the
7 current Draft Supplemental Environmental Impact Report (DEIR).

8 In accordance with CEQA Guidelines, Section 15124, a statement of the project
9 objectives and goals was provided on page 3.0-1 of the 1994 EIR (EIR 13-94). Said
10 objectives are contained on Page 3.0-8 of the DEIR and are incorporated herein by this
11 reference as though set forth in full, word for word. The Hotel project represents a
12 small component of the overall Pike at Rainbow Harbor development, and although 275
13 hotel rooms were once proposed as part of a scaled down project at the site, no hotel
14 land uses have been established in the Pike project area to date. Said land use is
15 consistent with the intended types of uses for the Pike development and reflect the
16 project objectives as set forth in the 1994 EIR and in the current DEIR, therefore, no
17 changes or additions to the Pike project goals or objectives are proposed as part of the
18 Hotel project.

19 The location of the development site is more particularly shown on figures 2-1
20 and 2-2 of the DEIR which was prepared in connection with the proposed Hotel
21 development project.

22 Sec. 2. On November 17, 2004, the City caused to be prepared an Initial
23 Environmental Study for the project pursuant to Section 15063 of the State Guidelines
24 for implementation of the California Environmental Quality Act ("CEQA"). The Initial
25 Study concluded that there was substantial evidence that the project may have a
26 significant effect on the environment and in accordance with state CEQA Guidelines,
27 sections 15064 and 15081 a decision was made to prepare an environmental impact
28 report ("EIR"). On November 17, 2004, the Planning Commission of the City of Long

1 Beach, as lead agency, issued a Notice of Preparation which was sent to the State
2 Clearinghouse in the Office of Planning and Research for the State of California and to
3 other interested regional and responsible trustee and/or interested agencies and
4 persons. Responses to the Notice of Preparation received during the 30 day comment
5 period ending on December 18, 2004 were evaluated and considered in the
6 development of the DEIR.

7 Sec. 3. On November 30, 2004, a duly noticed public scoping meeting
8 was held in regard to the proposed project. The meeting provided an introduction to the
9 project and to the CEQA process, and provided an opportunity to the public and
10 interested agencies and parties to comment on the project and the issues to be
11 analyzed in the EIR.

12 Sec. 4. The DEIR was prepared at the direction of the staff of the
13 Community and Environmental Planning Division, Department of Planning and Building,
14 of the City of Long Beach.

15 Sec. 5. On April 12, 2005, the DEIR was completed. Pursuant to State
16 CEQA Guidelines, Section 15085, the City prepared a Notice of Completion of the
17 DEIR which was filed by mail with the State Office of Planning and Research on
18 April 12, 2005. The DEIR was circulated to interested persons and agencies between
19 April 12, 2005 and May 27, 2005, for a 45 day comment period pursuant to State CEQA
20 Guidelines, Sections 15087 and 15105.

21 Sec. 6. The EIR is comprised of the DEIR and the Final Environmental
22 Impact Report ("FEIR") dated October 20, 2005, including any documents incorporated
23 therein by reference, the exhibits or appendixes thereto, the list of persons,
24 organizations and public agencies which commented on the DEIR and FEIR, the
25 comments which were received by the Planning Commission regarding the DEIR and
26 FEIR, the Planning Commission's written responses to significant environmental
27 comments raised in the public review and comment process and the mitigation
28 monitoring and reporting program, each of which is incorporated herein and made a

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1 part hereof by this reference. The Planning Commission held a duly noticed public
2 hearing on the DEIR and FEIR on October 20, 2005, at which time evidence, both
3 written and oral, was presented to, and considered by the Planning Commission.
4 Notice of the time, place and purpose of the Planning Commission's hearing was
5 provided in accordance with applicable law.

6 Sec. 7. In response to the circulation of the DEIR, the Planning
7 Commission received written comments regarding the adequacy of the DEIR. The
8 Planning Commission prepared written responses to all comments which raised
9 significant environmental issues. The Commission incorporated the comments and the
10 Commission's responses thereto into the FEIR pursuant to State CEQA Guidelines,
11 Section 15088.

12 Sec. 8. The findings made in this resolution are based upon the
13 information and evidence set forth in the DEIR and FEIR and upon other substantial
14 evidence (both oral and written) which has been presented in the record of the
15 proceeding. The DEIR and FEIR, staff reports, testimony, technical studies,
16 appendixes, plans, specifications, figures, exhibits, and other materials that constitute
17 the record of proceedings on which this resolution is based are on file and available for
18 public examination during normal business hours in the Department of Planning and
19 Building, Community and Environmental Planning Division, 333 West Ocean Boulevard,
20 Seventh Floor, Long Beach, CA 90802. The custodian of said records is the Director of
21 Planning and Building of the City of Long Beach.

22 Sec. 9. The Planning Commission finds that the public and government
23 agencies have been afforded ample notice and opportunity to comment on the Notice
24 of Preparation, Initial Study, DEIR and FEIR.

25 Sec. 10. The Planning Commission finds pursuant to CEQA Guidelines,
26 Section 15084, that the EIR has been independently analyzed by the Planning
27 Commission and that the EIR represents the independent judgment and analysis of the
28 Planning Commission as lead agency with respect to the project and the DEIR. The

1 Planning Commission further finds that the information provided in the various staff
2 reports submitted in connection with the Project, the corrections and modifications to
3 the DEIR and FEIR made in response to comments, and not previously recirculated,
4 and the evidence presented in written and oral testimony at the public hearing does not
5 represent significant new information so as to require re-circulation of the EIR pursuant
6 to the Public Resources Code.

7 Sec. 11. The Planning Commission finds that the comments regarding
8 the DEIR and FEIR and the responses to those comments have been received by the
9 Planning Commission; that the Planning Commission has received and considered
10 public testimony regarding the adequacy of the DEIR and FEIR; and that the Planning
11 Commission has reviewed and considered all such documents and testimony prior to
12 certifying to the adequacy of the EIR or the adoption of this resolution. Pursuant to
13 State CEQA Guidelines, Section 15090, the Planning Commission therefore certifies
14 that the EIR has been completed in compliance with CEQA.

15 Sec. 12. Based upon the Initial Study, the DEIR and the FEIR, public
16 comments and the record before the Planning Commission, the Planning Commission
17 finds that the following environmental impact areas will have less than significant
18 impacts and will not require mitigation: Agriculture Resources, Biological Resources,
19 Cultural Resources, Geology and Soils, Hydrology and Water Quality, Mineral
20 Resources, Noise, Population and Housing, Public Services, Recreation,
21 Transportation/Traffic, and Utilities and Service Systems. A complete discussion of the
22 rationale regarding this Finding is contained in the DEIR at pages 4.0-3 through 4.0-13,
23 which discussion is incorporated herein by this reference as though set forth in full,
24 word for word. The Planning Commission further finds that the project may create
25 significant environmental impacts in the following areas that can be mitigated to a level
26 of insignificance with project imposed mitigation measures: Aesthetics, Air Quality,
27 Hazards and Hazardous Materials, Land Use and Planning, and NPDES. A complete
28 discussion of the rationale for this finding can be found in Sections 4.0 through 4.6 of

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1 the DEIR, which discussion is incorporated herein as though set forth in full, word for
2 word. The Planning Commission further finds that the Project will not create any
3 significant environmental impacts that cannot be mitigated to a level of insignificance.

4 Sec. 13. The Planning Commission finds that in response to each
5 significant impact identified in the DEIR and FEIR changes, alterations or mitigation
6 measures have been or will be required or incorporated into the project as part of the
7 Mitigation Monitoring and Reporting Program which will avoid or substantially reduce to
8 a level of insignificance the significant environmental impacts previously identified.
9 Each such change, alteration or mitigation measure shall be a condition of approval of
10 the project. Said changes, alterations, or mitigation measures are more fully detailed
11 and described in the Mitigation Monitoring and Reporting Program (MMRP) which is
12 contained in Appendix A, and incorporated herein by this reference as though set forth
13 in full, word for word.

14 Sec. 14. Section 8.0 of the 1994 DEIR described, and the Planning
15 Commission at that time fully considered, a reasonable range of alternatives to the
16 proposed 1994 project. These alternatives included: 1) The "No Project/No
17 Development" alternative; 2) the "Original Plan" alternative; 3) the "Relocate Harbor to
18 Downtown Marina" alternative; 4) the "Mother's Beach in Lagoon" alternative; 5) the
19 "Alternative Mitigation" alternative; and 6) the "Alternative Marina Breakwater"
20 alternative. All six alternatives were thoroughly analyzed in Section 8.0 of the 1994
21 EIR, which concluded that besides the No Project Alternative, the project as proposed
22 at that time was the environmentally superior alternative, in addition to the "No Project"
23 alternative. Since the current Hotel project represents a land use change to only a
24 small component of the overall Pike project, which is a reduced size project from the
25 original project analyzed in 1994, the Planning Commission finds that no further
26 "Alternatives" analysis for this supplemental EIR is necessary.

27 The Planning Commission further finds that a good faith effort was made
28 to incorporate alternatives into the preparation of the 1994 EIR, and that all reasonable

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1 alternatives were considered in the review process of the EIR. The Planning
2 Commission further finds that the environmentally superior alternative is considered to
3 be the Project, as proposed by the Applicant.

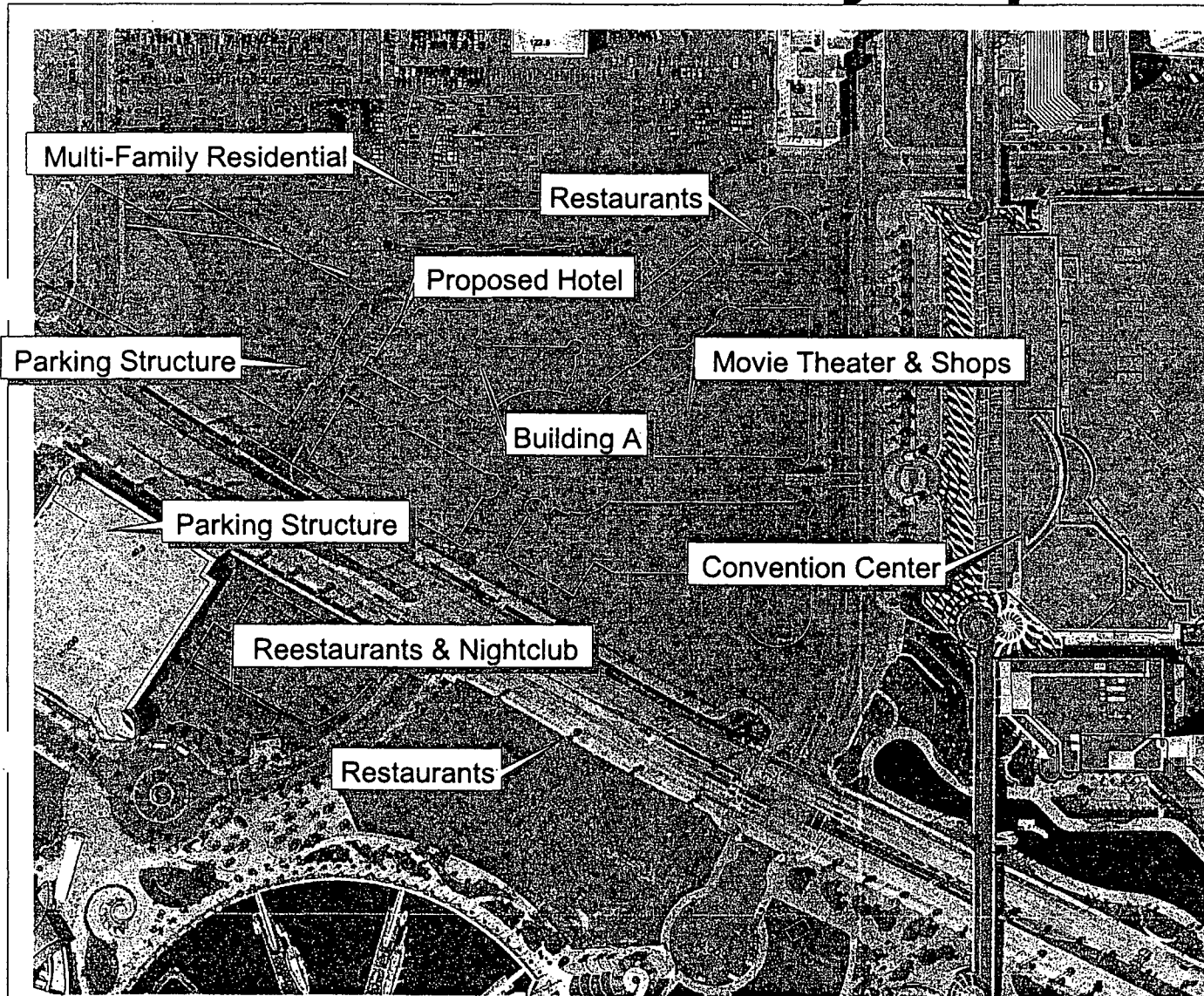
4 Sec. 15. The Planning Commission hereby makes each of the findings
5 contained in this Resolution and further finds that each fact in support of a finding is
6 true and is based upon substantial evidence in the record, including the DEIR and
7 FEIR. The Planning Commission further hereby adopts the Mitigation Monitoring and
8 Reporting Program which is set forth in the DEIR at Appendix "A", and likewise makes
9 each mitigation measure described in the MMRP a condition of Project Approval.





10 Sec. 16. This resolution shall take effect immediately upon its adoption by
11 the Planning Commission, and the Planning Commission Secretary shall certify the vote
12 adopting this resolution.

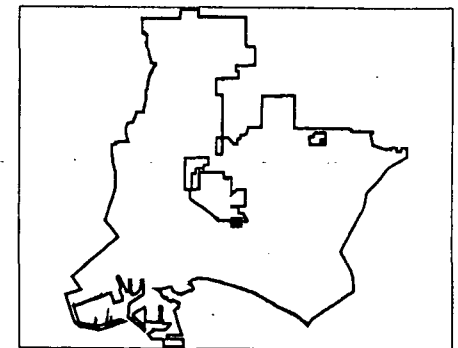
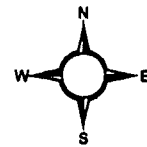
13 I hereby certify that the foregoing resolution was adopted by the Planning
14 Commission of the City of Long Beach at its meeting of _____, 2005, by
15 the following vote:

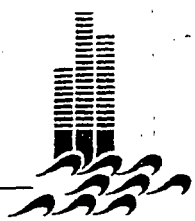
16 Ayes: Commissioners: _____
17 _____
18 _____
19 Noes: Commissioners: _____
20 _____
21 Absent: Commissioners: _____
22 _____
23 _____
24 Secretary

Vicinity Map



- Text Lot Dimensions
- Text Curb Dimensions
- Text Street Dimensions
-  Vacated Streets
-  Special Setback
-  Assessor Parcels
-  Curblines





CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard - 5th Floor • Long Beach, CA 90802

(562) 570-6194
FAX (562) 570-6068

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the
 Zoning Administrator on the 20 day of Oct 2005, Item 4
 Planning Commission

APPELLANT: CALIFORNIA EARTH Corps

APPLICANT: Lodge Works LP

Project address: 285 Bay street, Pike Project

Permits requested: Final Approval, Suppl EIR SCH#2004/11127

Project description: Hotel on non conforming parcel

Reason for appeal: See Attached letter to City Atty

Your appellant herein respectfully requests that Your Honorable Body reject the decision of the Zoning Administrator or Planning Commission and approve or deny this application.

Signature of Appellant: [Signature]

Print name of Appellant: Don May, California Earth Corps

Mailing Address: 4927 Mustern Ave, Lakewood CA 90712

Phone No. (562) 630-1491

Note: Please be sure to review the filing instructions on the reverse side of this form. A filing fee may be required.

=====STAFF USE ONLY=====

Counter Staff: [Signature]

Case No. 0411-17

Date: 10/28/05

Filing Fee Required: Yes No

Application complete: Yes No

CALIFORNIA EARTH CORPS
4927 Minturn Avenue
Lakewood, CA 90712
(562) 630-1491

October 28, 2005

Michael Mais, Asst. City Attorney
Long Beach Planning Commission
333 Ocean, 14th Floor
Long Beach, CA 90802

Re: Appeal of Approval of Final Supplemental EIR for Lodge Works Hotel
SCH# 2004111127, Item 4, October 20, 2005

Dear Mr. Mais,

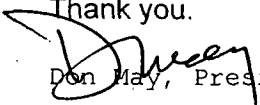
California Earth Corps has appealed this action because the land use issues and litigation at this site remain unresolved, although our expectation is that they will be well within the 60 day window for Council action. If not, we are amenable to a tolling agreement until the status of the Pike property has become clear.

We would like state that we have no objection to the Hotel as proposed; it is a legitimate and uncontested Public Trust use that may actually draw visitors to the area. Our concern is with the unresolved status of the Agreement between the City and State Lands Commission which calls for an IMAX theater at this location (not a Public Trust use). While the Appellate Court ruled in our favor to invalidate the Land Swap and therefore the Agreement, thus allowing the proposed Hotel on the site, it has been appealed to the Supreme Court by the City and DDR. Our consistent position has been to champion Public Trust uses on the entire Pike property and to allow the Planning Commission a "second bite at the apple". Ironically, while the Planning Commission has moved in this direction by reconsidering the land use on this parcel, the City and developer DDR is litigating against it. In a letter to all Parties, including City Attorney Shannon, the Court writes "Accordingly, the Court is inviting any respondent who wishes to file a letter brief response to the (CECs) dismissal request to do so by Friday, November 4, 2005". Concurrence with the Request for Dismissal or Withdrawal by the City of their Appeal will finalize the nullification of the Agreement with State Lands Commission allowing the Lodge Works Proposed Hotel to proceed and reopening reconsideration by Planning of the appropriate Public Trust land use at the now non-conforming land use by the Theater and Gameworks.

It is our intent to withdraw this Appeal when the above conflict in positions has been resolved, either by the City or by the Court. Further, should this resolution appear to require more than 60 days, we would be willing to toll the time requirement until the issues have been resolved.

If you have any questions or require further information, please do not hesitate to call either me or our Counsel, Jan Chatten-Brown.

Thank you.


Don May, President, California Earth Corps



December 13, 2005

**CITY OF LONG BEACH
SIERRA HOTEL PROJECT**

SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

and

**RESPONSES TO COMMENTS REPORT
FOR THE FINAL SUPPLEMENTAL
ENVIRONMENTAL IMPACT REPORT**

**A SCANNED IMAGE OF THIS PORTION
OF THIS AGENDA ITEM WILL BE FORTHCOMING**

OR

PLEASE CONTACT

THE LONG BEACH CITY CLERK DEPARTMENT AT

**(562) 570-6101
(562) 570-6789 (FAX)
cityclerk@ci.long-beach.ca.us**